



# FLEGG COMMUNITY LAND TRUST

*“by local people, for local people”*

Minutes of an Extraordinary Meeting of Flegg CLT on Wednesday 26<sup>th</sup> February 2020 in Martham Community Centre commencing at 7.30pm

Present: Robin Neve (RN )(Chairman), Shaun Day (SD), Paul Hooper (PH), Debbie Wildridge (DW), Andy Grant (AG), Claudia Dickson (CD) (clerk)		
	<b>Details</b>	<b>Action</b>
It was explained that the AGM should be held within 6 months of the Year End, 31 <sup>st</sup> March. Therefore this meeting is to be classed as an Extraordinary Meeting and the AGM will be called between April and September.		
Election of Chairman	The resignation of NG was received and accepted. A letter of thanks and acceptance to be sent. EG resigned to NG as Chairman in January, confirmation email received. Letter of thanks and acceptance also to be sent. RN was elected Chairman.	CD CD
Election of Vice-Chairman	PH was elected Vice-Chairman.	
Apologies	Terry Harper (TH)	
Interests	AG - Chair of Housing & Neighbourhoods Committee GYBC, Chair of Hopton CLT and Deputy Chair Lothingland CLT RN - landlord, work in the property sector advising developers TH - local landlord, interests in various development sites	
Minutes	The minutes of the last meeting were agreed and signed by RN as Chair of the meeting.	
Actions Raised	Contact Clerk at Hembsy PC regarding an email querying their donations Bank mandate - change address, add RN, remove EG & NG Change registered address with the FCA DW will forward membership and trustee forms to CD	CD CD CD DW
Web Server	It was agreed to change the website and email host	PH
Caister PC	AG is speaking to Caister Poor Lands Trust. He will speak to Caister PC following further discussions	AG
Photo	This has not been progressed by David Wiles. RN will phone and speak to Chloe Ingram.	RN
NR29 Magazine	Not actioned yet. Will wait for AGM proper.	SD
HO invite	A reply was received from Sue Bolan offering to attend instead of Nicola Turner (Housing Director at GYBC). RN to talk to TH. CD to write to defer Sue's attendance for a month.	RN / TH CD
Consultation list add	Adam Nicholls is off sick. CD to write to Sam Hubbard to request Flegg CLT to be added on to the consultation for 'major' (10+) housing applications in all the Northern Parishes.	CD
LP Reg 18	CD to ask Sam Hubbard whether the FCLT representations to the Local Plan Reg 18 consultation were received and being considered as they were submitted slight outside the deadline.	CD
Resubmission of Martham chq	Presented and cleared.	
Cemetery Lodge	RN to talk to Jane with the questions TH provided. It has been kept outside the HRA and was tied to the job in order to prevent right-to-buy. GYBC are looking for a long term lease for the property.	RN
Members and Trustee roles	DW confirmed that her role is to be a resource available to all CLTs as and when available and needed.	

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Oak Tree Close, Martham	This land is secured under the 1906 Burial and Open Spaces Act and therefore nothing can be done to it. GYBC are happy to let the CLT have it but it is not developable. AG to send the deeds to RN.	AG
Caister Land	In the 1960s this was defined as an Open Space. An attempt to develop it in 2012 was deemed too controversial.	RN to investigate
Financial	CD presented an invoice for her time. It was agreed and a cheque signed. AG to action additional cheque signatory. A cash book and bank reconciliation was circulated. DW will forward details of the Bright Ideas Fund - grants of up to £15,000, including running costs	AG DW
AOB	Rollesby's Neighbourhood Plan is allocating sites for development on NCC land. AG will approach County Farms for the cost of the land. A cost benefit analysis will be needed. DW reported that CLT properties for 1 <sup>st</sup> time buyers can have a discounted purchase price in perpetuity but it would need to be included in the deeds. The Community Housing Fund is coming to an end. There will be a Government review and hopefully it will be replaced. GYBC have funding of loans up to £60,000 for assessment and development works, to be repaid only if developments are successful.	AG
Items for next agenda	Invitation of Bruce Sturrock to join Trustees	
Next Meeting	1 <sup>st</sup> April 2020 in Martham at 19:30	